



## SITE DEVELOPMENT APPLICATION

360 Main St. • Delta, Colorado 81416 • Phone (970) 874-7903 • Fax (970) 874-6931 • website: [www.delta-co.gov](http://www.delta-co.gov)

- ❑ The six sets of plans submitted with your application for Site Development should have details **specific to the exterior of the proposed building** as outlined in the *Site Development Plan Checklist*. These complete, bound sets of plans should include the site plan (e.g. building footprint, parking, etc.), one elevation drawing for review of architectural compliance, a landscape plan, an irrigation plan, a utility plan and a drainage-grading plan.

The review of these plans will likely be completed within 10 working days from when **all** required information has been submitted. Incomplete sets will NOT be processed.

- ❑ The two sets of building plans, with all information necessary to construct a building in compliance with our adopted codes, ***may***\* be submitted with a building-permit application and a plan-review fee at the same time you submit your Site Development application.

\* Because we require the plan-review fee to be paid at the time you submit *building* plans, you may wish to apply for a building permit after you know that your proposed site-development is (or will be) approved. Otherwise, should your building-design change due to site-development requirements, you would be required to pay another plan-review fee for our review of the new building design.

The review of the building plans will likely be completed within 10 working days.

The stated estimate of review time for either submittal is based on your documents being complete, accurate and of professional quality; anything less will slow the process.

Please find attached:

- Application for Site Development (pages 2 & 3).
- Site Development Plan checklist (pages 4-6).
- Site Development Standards (pages 7-11).
- Minimum parking-lot dimensions and configurations (pages 12-17).
- \* Copy of Site Development Ordinance available upon request.
- \* Building Permit Application available upon request.



## APPLICATION FOR SITE DEVELOPMENT

Date Received: \_\_\_\_\_

\_\_\_\_\_  
Contact Person (Name only one please)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
e-mail

\_\_\_\_\_  
Street Address of Site Development

\_\_\_\_\_  
Name of Applicant/Owner (include recorded copy of deed/title insurance policy showing legal description and ownership)

\_\_\_\_\_  
Mailing Address of Applicant/Owner

\_\_\_\_\_  
Day Phone

Class of Work:

- |                                   |                                  |
|-----------------------------------|----------------------------------|
| <input type="checkbox"/> New      | <input type="checkbox"/> Remodel |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Repair  |
| <input type="checkbox"/> Demolish | <input type="checkbox"/> Move    |

Zoning District:

- ☐ Residential
- ☐ Commercial
- ☐ Industrial

Use of new building or addition

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

***Lot Landscape Requirement***

- (A) Total square footage of Lot (L x W) \_\_\_\_\_
- (B) Total square footage of building(s) \_\_\_\_\_
- (C) Square footage for landscape determination (A minus B) \_\_\_\_\_
- (D) Required lot landscaping (square feet) \_\_\_\_\_  
Multiply (C) by either  
4% (.04) for industrial zoning district  
8% (.08) for commercial zoning district  
15% (.15) for residential zoning district

***Frontage Landscape Requirement***

- (E) Total Lot right-of-way frontage \_\_\_\_\_  
(linear feet abutting all public streets, excluding alleys)
- (F) Multiply (E) by 25% (.25) for each street frontage \_\_\_\_\_  
OR  
Multiply (E) by 70% (.70) for State Highway or Crawford Ave. frontage \_\_\_\_\_
- (G) Multiply (F) by 15 feet to determine square footage of landscape required \_\_\_\_\_  
Required frontage landscaping (square feet)

Parking Spaces:

Provided \_\_\_\_\_

Required \_\_\_\_\_

**NOTE: The larger of (D) or (G) represents the minimum landscape required on the lot; (G) represents that portion of the required landscape that must be placed upon lot frontage. Additional parking lot landscaping may be required.**

- Proposed lot landscape (square feet) \_\_\_\_\_
- Proposed frontage landscape (linear feet) \_\_\_\_\_
- Proposed frontage landscape (square feet) \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with the City ordinances and City standards regulating site development.

Signature of Applicant/Owner \_\_\_\_\_ Date \_\_\_\_\_

This application must be submitted with the Site Development Plan; please refer to the attached Site Development Plan Checklist for details. The Plan must be an accurate to-scale drawing large enough to show the required details, but not less than 1"=40'. **Please allow at least two weeks for Plan review. Incomplete submittal may be rejected and can cause delays.**

(Updated 11-04)



# Site Development Plan Checklist

**Project Name:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

*Note: This checklist is a guide only. Applicants are responsible for fulfilling all applicable local, state, and federal regulations.*

<input type="checkbox"/> <b>Three (3) copies (if applicable) of plans, including:</b>  _____ <b>Site Plan</b> _____ <b>Drainage &amp; grading plans</b> _____ <b>Landscaping Plan</b> _____ <b>Irrigation plan</b> _____ <b>Lighting plan</b> _____ <b>Utility plans</b> _____ <b>Sign Plans</b> _____ <b>Curb, Gutter &amp; Sidewalk Plans</b> _____ <b>Storm-water Management Plan</b> _____ <b>Mechanical Equipment/Trash Screening</b>	<input type="checkbox"/> <b>Site Plan General Elements:</b> <input type="checkbox"/> Scale (define) not less than 1" = 40' <input type="checkbox"/> North arrow, date prepared <input type="checkbox"/> Name of company, contact person(s) <input type="checkbox"/> Property lines <input type="checkbox"/> Existing and proposed structures <input type="checkbox"/> Curb, gutter, and sidewalk; pedestrian walkways on-site <input type="checkbox"/> Parking: location of existing and proposed off-street parking areas, driveways and parking islands <input type="checkbox"/> Location of abutting public rights-of-way <input type="checkbox"/> Curb radii (horizontal control plan) <input type="checkbox"/> Dimensions must include lot size, building size, length and width of each landscaped area <input type="checkbox"/> The location of all existing and proposed signage <input type="checkbox"/> 2-foot contour lines <input type="checkbox"/> Existing & proposed utilities & site drainage
<input type="checkbox"/> <b>One (1) copy of other applicable documents including:</b> <input type="checkbox"/> Deed or title insurance policy evidencing ownership and legal description of site <input type="checkbox"/> SID Covenant for curb, gutter, sidewalk, paving if applicable <input type="checkbox"/> Landscape Maintenance Covenant <input type="checkbox"/> Declaration of Covenants <input type="checkbox"/> CDOT access permit <input type="checkbox"/> Necessary State or Federal permits	<input type="checkbox"/> <b>Highway Corridor Overlay District?</b> ○ Stricter standards apply. <input type="checkbox"/> <b>Zoning Issues</b> ○ Zone _____ ○ Setbacks <input type="checkbox"/> Front _____ <input type="checkbox"/> Sides _____ <input type="checkbox"/> Rear _____ <input type="checkbox"/> Corner _____ ○ Height <input type="checkbox"/> Zoning district height: _____
<input type="checkbox"/> <b>Storm water &amp; Drainage Plan:</b> <input type="checkbox"/> Drainage, grading prepared by licensed, professional engineer as required by site development standards <input type="checkbox"/> 100-year/24-hour storm event run-off calculations, peak discharge(s) <input type="checkbox"/> Existing and proposed site drainage <input type="checkbox"/> 2-foot contour lines (or smaller, if applicable) <input type="checkbox"/> swales/ditches, with details on ground cover, slope stabilization, cross-section profiles, etc. <input type="checkbox"/> inlet/outlet design; pipe & culvert size, material, slopes <input type="checkbox"/> approval of discharge to storm drainage system, if applicable <input type="checkbox"/> Retainage/detainage plans & profiles	<input type="checkbox"/> <b>Lighting Plan</b> <input type="checkbox"/> The location and types of all existing and proposed outdoor and exterior lighting and fixtures including illuminated signs. <input type="checkbox"/> Where requested by the City, the plan shall also include a mounting height, mounting method, location, type, lumen output, manufacturer's catalog cuts, photometric report with candela distribution, and shielding information; including point by point lighting level print-outs, with calculation areas delineated where required. ○ Outdoor lighting shall be shielded so the light source is not visible off the premises.

<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Landscape Plan:</b></li> <li><input type="checkbox"/> Landscaped areas, vegetation type, tree caliper widths &amp; height at planting, bush sizes</li> <li><input type="checkbox"/> Include calculations which establish compliance with landscape coverage requirements.</li> <li><input type="checkbox"/> Location of all non-plant materials, with details on type, size, and depth (e.g. rock, wood chips)</li> <li><input type="checkbox"/> A minimum of 1 tree and 3 bushes for every 800 sq. ft. of landscaped area</li> <li><input type="checkbox"/> 80% of landscaped areas must be living plant material at maturity, unless otherwise authorized</li> <li><input type="checkbox"/> Landscaped parking lots for all lots with more than 15 spaces *See next page</li> <li><input type="checkbox"/> Landscaped parking lot islands <ul style="list-style-type: none"> <li>o required for all sites with more than one driving aisle or more than 25 spaces</li> <li>o each island must provide at least one tree, and is subject to the 80% ground coverage requirement</li> </ul> </li> <li><input type="checkbox"/> Landscape coverage (excluding buildings) <ul style="list-style-type: none"> <li>o 15% residential zones</li> <li>o 8% business zones</li> <li>o 4% industrial zones</li> </ul> </li> <li><input type="checkbox"/> Frontage Landscaping <ul style="list-style-type: none"> <li>o 15' deep on 25% of all frontages, excluding driveways and sidewalks (1 tree every 30' of frontage)</li> <li>o Corridor Overlay: 70% of highway frontage, excluding driveways and sidewalks (1 tree every 30' of frontage)</li> </ul> </li> </ul>	<p><b>Landscape Plan (continued)</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <u>Plant Materials:</u></li> <li><input type="checkbox"/> deciduous: 1.5" minimum caliper &amp; 6" above ground</li> <li><input type="checkbox"/> conifers: 6' min. height</li> <li><input type="checkbox"/> shrubs: 5 gallon min. size</li> <li><input type="checkbox"/> ground covers &amp; vines: 1 gal. min. size</li> <li><input type="checkbox"/> no thorny shrubs or trees near sidewalks or recreation areas</li> <li><input type="checkbox"/> Not allowed within 15' of right-of-ways: Box Elder, Willow and Cottonwoods (Aspen &amp; Narrowleaf Cottonwood excepted)</li> <li><input type="checkbox"/> no trees susceptible to Dutch Elm disease</li> <li><input type="checkbox"/> <u>Non-plant areas:</u></li> <li><input type="checkbox"/> geotextile weed barrier</li> <li><input type="checkbox"/> maximum 20% inert materials</li> <li><input type="checkbox"/> rock: 1"—3" size, 3" minimum depth</li> <li><input type="checkbox"/> wood chips: 3" minimum depth</li> </ul> <p><b>Sight Corner Specifications</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Minor arterial and arterial streets: no plants over 42" for 60' from street corner</li> <li><input type="checkbox"/> Collector streets: no plants over 42" for 50' from street corner</li> <li><input type="checkbox"/> Local streets: no plants over 42" for 35' from street corner</li> </ul> <p><b>Irrigation Plan:</b></p> <ul style="list-style-type: none"> <li>o Newly installed landscape parcels in excess of eight hundred (800) square feet shall include a properly designed and functioning automatic irrigation</li> <li>o system providing full coverage to all plant material.</li> <li>o plans shall include pipe materials, width, sprinkler type, pumps, type of irrigation and location of water source, etc.</li> <li>o backflow prevention device is required</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b>Utility Plan:</b> [All existing and proposed sewer, water, electric, gas, cable etc. service. <ul style="list-style-type: none"> <li>o Proposed sewer and water tap sizes, proposed locations</li> <li>o Please contact the City Engineer to obtain information on adequate tap/lateral sizes.</li> </ul> </li> </ul>	<p><b>Special sewer discharge requirements:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> All commercial and industrial uses must fill out a Pre-Treatment Questionnaire</li> <li><input type="checkbox"/> Sampling manhole may be required (see City of Delta Engineering Specifications)</li> </ul>
<p><b>Traffic/Circulation:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Documentation of approved access to private or public property (e.g. Easements, City and/or CDOT Access Permit)</li> <li><input type="checkbox"/> Adequate stacking/storage at entryways &amp; drive-up windows</li> <li><input type="checkbox"/> Adequate turn-around for dead-end parking areas</li> <li><input type="checkbox"/> Driveway Width adequate?</li> <li><input type="checkbox"/> Minimum turning radii</li> <li><input type="checkbox"/> Adequate maneuvering space for trash &amp; delivery service</li> </ul>	

<p><b>Parking Lots:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Parking lot design which meets dimensional requirements in City Standards &amp; Specifications Manual</li> <li><input type="checkbox"/> Sufficient parking spaces to meet zoning requirements</li> <li><input type="checkbox"/> Lots with more than 15 spaces –a minimum of 5% landscaping integral to parking area</li> <li><input type="checkbox"/> For lots with more than 1 driveway aisle or 25 spaces, islands covering at least 6% of parking lot area. <ul style="list-style-type: none"> <li><input type="checkbox"/> Each island large enough for a mature tree and no less than 6’ at its longest dimension</li> <li><input type="checkbox"/> Concrete curbing around islands</li> </ul> </li> <li><input type="checkbox"/> Hard surfaced if more than 6 spaces</li> <li><input type="checkbox"/> Bike Rack location (optional, but encouraged)</li> <li><input type="checkbox"/> Wheel stop locations (optional, but encouraged)</li> <li><input type="checkbox"/> Backing into street is prohibited for off-street parking</li> <li><input type="checkbox"/> ADA Requirements (see attached sheet)</li> </ul>	<p><b>Screening Requirements:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Building Elevations, including roof mounted HVAC units and proposed screening</li> <li><input type="checkbox"/> Location of trash receptacle areas, loading dock areas, storage areas. <ul style="list-style-type: none"> <li>➤ These must be screened from adjoining rights-of-way and residential areas..</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> <b><i>If in Highway Corridor (if any part of the property lies within 400’ of a State highway or Crawford Avenue right-of-way line), the following standards apply:</i></b></li> <li><input type="checkbox"/> Architectural Elevation Drawings</li> <li><input type="checkbox"/> Building Material Details</li> <li><input type="checkbox"/> Photographs/examples of building materials</li> <li><input type="checkbox"/> 24% contrasting material on front, 20% sides and rear</li> <li><input type="checkbox"/> 70% of highway frontage(s), excluding driveways, shall be landscaped to a depth of 15 feet</li> <li><input type="checkbox"/> 25% of secondary frontages, excluding driveways, shall be landscaped to a depth of 15 feet</li> <li><input type="checkbox"/> Architectural elements (dormers, roof overhangs, protective canopies, and creatively shaped window openings, pitched roofs)</li> </ul>	<p><b><i>Highway Corridor (continued)</i></b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Exterior mechanical equipment either incorporated into form of building or screened from any street view, with similar materials to main building</li> <li><input type="checkbox"/> Refuse collection areas screened from view from any street with materials similar to landscaping and main building</li> <li><input type="checkbox"/> All landscaping areas may have a maximum 20% coverage of inert materials such as paving stones, lava rock, river rock, pea gravel, etc.</li> <li><input type="checkbox"/> Parking areas on the front or side of a building with 25 or more spaces shall have landscaped islands throughout the parking area, totaling a minimum of 6% of the parking area</li> <li><input type="checkbox"/> Metal skinned buildings not permitted in B-1 Zone</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Other information requested by City Staff to review the application’s conformance to City Codes and Regulations</li> </ul>	

**Note: Failure to comply with these requirements may result in denial or delay of issuance of the building permit.**

Updated 11-19-04

15.04.080 Site development and maintenance requirements.

A. No building permit for new construction or additions to existing structures, except for single family residences, duplexes, farms, ranches and accessory buildings thereto, shall be issued until a site development plan has been approved pursuant to this Section. Provided, however, a site development plan is not required for (a) an addition which increases the building footprint by 50% or less, or has construction value of less than \$20,000; or (b) the erection of an accessory building to an existing building which increases the aggregate building footprint by 50% or less, or has a construction value of less than \$20,000.

B. The site development plan shall be submitted on forms provided by the City with a building permit application and comply with the following requirements:

1. Plans and specifications shall be submitted, drawn to a scale adequate to clearly show all required features and not less than 1" equals 40 feet, for the construction of the following improvements consistent with City construction standards, specifications and design standards.

a. Installation of new, or repair of damaged, curb, gutter and sidewalk along abutting streets, except in subdivisions where it is not required by current subdivision regulations.

b. Required off-street parking spaces, including landscaped areas, and maneuvering areas, adequate to avoid the necessity of backing onto the developed part of adjoining streets, and adequate to meet all applicable requirements. When six or more spaces are required, the required parking and maneuvering areas shall be paved.

c. Site drainage adequate to avoid damage or adverse effects to improvements, structures and property on and off the site.

d. Landscaping, including provisions for trees and shrubs, subject to the following minimum requirements:

i. At least 25% of the linear frontage of the site abutting public street rights-of-way to a minimum width of fifteen feet, unless the City approves an alternative plan as more effectively presenting a landscaped view from the abutting street rights-of-way; and

ii. Inclusive of the above frontage requirement, landscaping shall be required in at least 15% of that part of the site not covered by buildings for sites located in residential zoning districts; at least 8% of that part of the

site not covered by buildings for sites located in commercial zoning districts; and at least 4% of that part of the site not covered by buildings for sites located in industrial zoning districts.

iii. In addition, parking areas with 25 or more spaces or more than one isle, shall incorporate landscaped islands disbursed throughout the parking with areas totaling a minimum of 6% of the parking area.

iv. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum of 20% coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc., except to the extent such area is lawfully covered by a building.

v. In addition, property within the defined highway corridor of Section 15.04.090 shall also meet the requirements therein.

e. Driveways, culverts and curb cuts.

f. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises.

2. The current deed to the property or other evidence of title shall be submitted with the plan.

3. If the abutting street is not paved, a recordable covenant binding the property for assessments for the cost of paving and related improvements must be properly executed and submitted.

C. In those cases where the grade for curb, gutter and sidewalk cannot be established by the City or immediate construction is impractical, a recordable covenant binding the property to pay for such improvements or other security pursuant to Subsection 15.20.020(B) may be accepted by the City in lieu of immediate construction of the curb, gutter or sidewalk.

D. Any improvement, the construction of which has been secured pursuant to City Subdivisions Regulations, Planned Unit Development Regulations or by other contract, need not be provided as part of the site development plan.

E. Following review, revision and approval by the City, the plan and specifications as approved by the City shall be revised in final form, stamped with City's approval and filed with the City. Thereafter, a building permit may be issued.



F. No occupancy permit shall be issued until the required improvements are constructed and approved by the City in compliance with the approved plans or secured for completion within 6 months, and a recordable maintenance covenant running with the land on forms provided by the City is executed, approved by the City, and recorded.

G. All required improvements and landscaping shall be maintained in good repair and safe condition. Violation of this provision is hereby declared to be a nuisance which may be abated by the City in any lawful manner.

H. 1. Variances by the Planning Commission may be granted from the requirements of Subsection (B) above if it determines following the review procedure of Section 17.04.290 of City Zoning Regulations that all the criteria of this Subsection H are met:

a. The variance is requested for an addition to an existing building or construction of a purely accessory structure.

b. The variance will not adversely affect the public health, safety or welfare.

c. The addition or structure will have a *de minimum* effect on traffic, parking and drainage.

d. The variance requested is the minimum variance that will afford relief.

e. The variance will not result in development incompatible with other property or buildings in the area and will not affect or impair the value, use or development of other property.

f. Strict compliance is technically infeasible or the cost of the required site improvements is substantially more than the cost of the addition or structure, and the addition or structure is insignificant with respect to the structures already on the premises.

2. Published or delivered notice of the hearing as specified in Subsection 17.04.290(D) is not required.

I. Following approval of a site development plan, requests for amendments may be filed with the City and shall be reviewed in accordance with the provisions of Paragraphs (B), (C), (D), (E), and (F) above.

J. The City Manager is authorized to issue supplemental regulations to implement, interpret and administer these provisions and to provide detailed standards and specifications, consistent herewith.

K. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of these requirements, upon written application, the City Council may vary or modify the application of these requirements, so that the spirit of the requirements is observed, public safety and welfare secured, and substantial justice done. (Ord. 6, §1, 2004; Ord. 4, §1 & 2, 2005)

15.04.090 Supplemental site development standards for highway corridors.

A. Property, any part of which is located within 400 feet of a right-of-way line of Highways 50 and 92, or Crawford Avenue west of Hillcrest Drive, shall be subject to the following Supplemental Site Development Standards in addition to other applicable requirements. Whichever City ordinance or regulation requires the more stringent or restrictive requirement shall apply. Provided, however, a site development plan is not required for (a) an addition which increases the building footprint by 50% or less, or has construction value of less than \$20,000; or (b) the erection of an accessory building to an existing building which increases the aggregate building footprint by 50% or less, or has a construction value of less than \$20,000.

1. Building facades which are substantially constructed of smooth-face concrete, smooth-face concrete block, or metal siding, or similar monolithic building materials shall be designed to include either a) two (2) foot eaves and a different colored pitched roof with a height between the top of the roof and the eave of at least equal to the distance from the eave to the ground, or a 8:12 pitch; or b) other surface materials on a minimum of 24% of area of the front, and on 20% on each side and rear. Such materials may include, but are not limited to, contrasting materials such as glass, brick, stucco, wood or stone. In either case, other architectural elements must also be included in the design which include but are not limited to architectural projections such as dormers, roof overhangs, protective canopies, and creatively shaped window openings. Metal skinned buildings are not allowed within the B-1 Zoning District.

2. Exterior mechanical equipment, including electrical transformers, shall either be incorporated in the overall form of the building or screened from view from any street by

materials consistent with the landscaping, safety, the main building, and the National Electrical Code.

3. Refuse collection containers and areas shall be screened from view from any street or residential area by materials consistent with the landscaping and building.

4. a. Landscaping shall be installed and maintained to a minimum depth of 15 feet along 70% of the frontages of the State Highway or Crawford Avenue west of its intersection with Hillcrest Drive, excluding driveways and sidewalks.

b. Landscaping shall be installed and maintained to a minimum depth of 15 feet along a minimum of 25% of the secondary street frontages, excluding driveways and sidewalks.

B. The regulations of this Section shall apply to the entire building, lot, parcel or contiguous lots or parcels which constitute a single site, when any part thereof is located within 400 feet of the right-of-way of the highway or street segments described in Subsection (A) above.

C. The City Manager is hereby authorized to adopt regulations as may be appropriate to implement, interpret and administer the provisions of this Section and to provide detailed Standards and Specifications, consistent herewith.

D. All required improvements and landscaping shall be maintained in good repair and safe condition. Violation of this provision is hereby declared to be a nuisance which may be abated by the City in any lawful manner.

E. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of these requirements, upon written application, the City Council may vary or modify the application of these requirements, so that the spirit of the requirements is observed, public safety and welfare secured, and substantial justice done. (Ord. 6, §1, 2004; Ord. 4, §1 & 2, 2005)

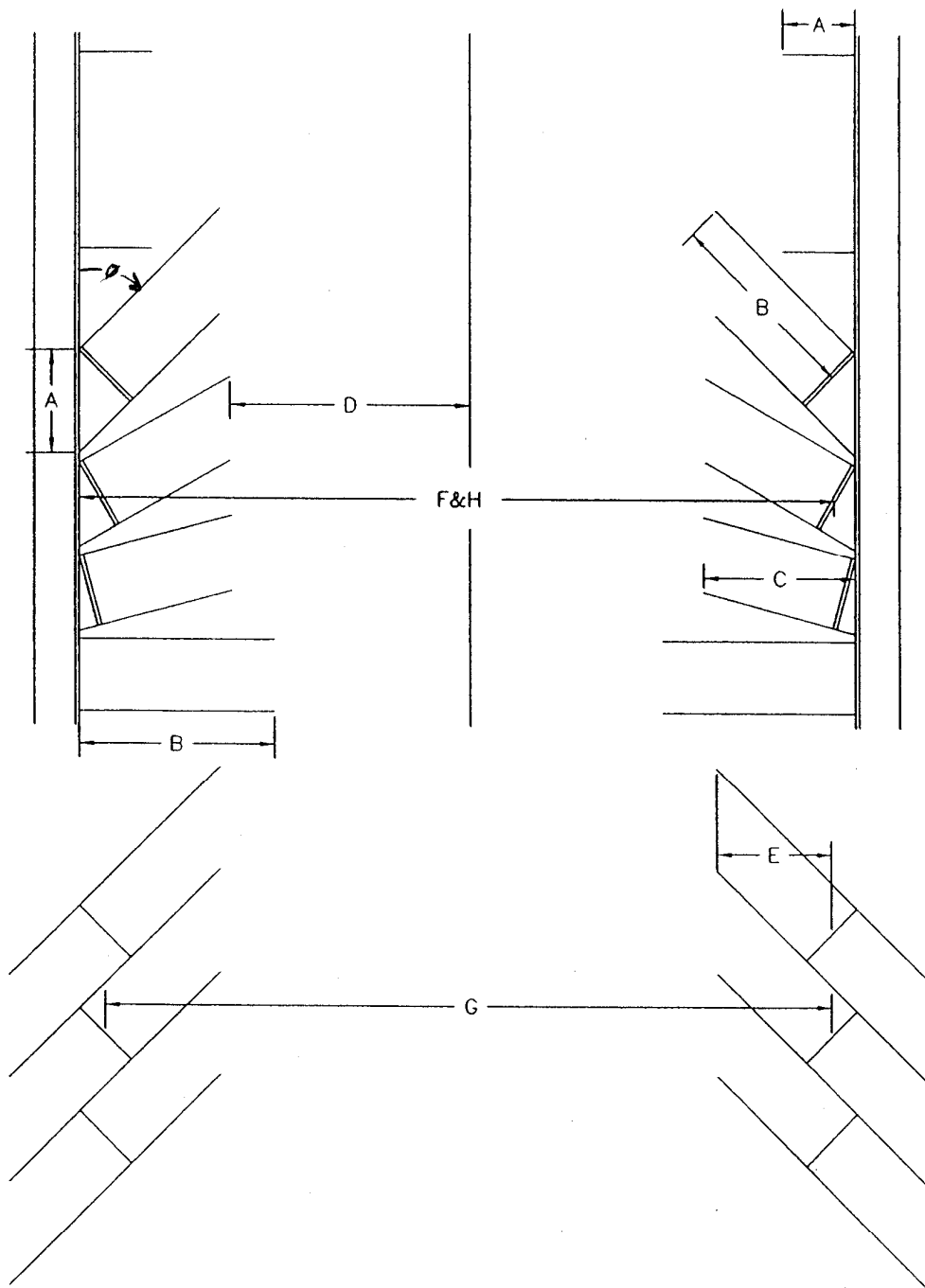
## **PARKING DESIGN**

### **6.50.01 Regular Parking**

Conventional parking layout dimensions are provided in Table 6.50.01 and the detail drawings in the Appendix of this Chapter. Other angled parking layouts meeting the approval of the Representative will be permitted where possible.

TABLE 6.50.01  
Minimum Parking Layout Dimensions (In Feet) for 9-Foot Regular Parking Stalls  
at Various Angles

<u>Dimension</u>	<u>On Diagram</u>	<u>Angle</u>				
		<u>0</u>	<u>45</u>	<u>60</u>	<u>75</u>	<u>90</u>
Stall Width, Parallel to Aisle	A	9.0	12.7	10.4	9.3	9.0
Stall Length of Line	B	24.0	24.5	21.5	19.5	18.0
Stall Depth to Wall	C	9.0	17.0	18.5	19.0	18.0
Aisle Width Between Stall Lines	D	12.0	12.0	16.0	22.0	24.0
Stall Depth, Interlock	E	9.0	14.8	17.0	18.3	18.0
Module, Wall to Interlock	F	30.0	43.8	51.5	59.3	60.0
Module, Interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, Interlock to Curb Face	H	30.0	41.8	49.4	56.9	58.0
Bumper Overhang (Typical)		0.0	1.5	1.8	2.0	2.0



CITY of DELTA  
360 MAIN STREET  
DELTA, CO 81416

## MINIMUM PARKING LAYOUT DIAGRAM

DATE: JUNE 1999

SHEET R23 OF 23

### **6.50.02 Allowable Grades Permitted in Parking Lots**

Minimum grades shall be the same as the grades set forth in Section 6.18.01. Maximum grades permitted in parking lots must not exceed eight percent (8%).

### **6.50.03 Handicapped Parking Requirements**

Each handicapped parking stall shall be eight feet (8') in width with a five foot (5') unloading area, must have a stall depth of at least twenty four feet (24'), and be located near buildings and handicap ramps. The minimum required number of spaces is indicated in Table 8.12.02 below. A handicapped parking space will be required to be identified by an official "Handicapped Reserve Parking" (Manual on Uniform Traffic Control Devices, R7-8) sign with the handicapped person logo.

In order for handicapped parking spaces to function as intended, they will be required to be designed and signed in a uniform manner to allow for a clear understanding of the parking zone and to make enforcement possible. Signing of one, two, or three spaces for handicapped parking spaces must be done by using one sign for each space placed at the center of each end line.

Table 6.50.02  
Minimum Required Number of Handicap Accessible Spaces

TOTAL PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000

### **6.50.04 Parking Structures**

For design details and optimum layout of parking structures, reference to Parking Garage Planning and Operation, by the Eno Foundation for Transportation, Inc., Westport, 1978, or the Urban Land Institute Standards is recommended. The City will evaluate designs for such structures on an individual case basis.

17.04.230 Off-street parking requirements.

A. The purpose of off-street parking requirements is to promote the convenient and safe movement of traffic on City streets.

B. In those instances where there are clearly identified multiple uses within a structure or multiple structures, the minimum standards shall apply to each use or structure, resulting in a total parking requirement when summed.

C. Specific requirements are as follows:

1. Single, two, three and four family dwellings - Two spaces per dwelling unit.
2. Multi-family dwellings with five or more units - One and one-half spaces per dwelling unit plus one additional space per every five spaces.
3. Theaters - One space per each four seats.
4. Bowling alleys - Four spaces per lane.
5. Child care facilities - One and one-half spaces per employee.
6. Adult care facilities - One and one-half spaces per employee.
7. Churches - One space per each three persons of capacity of the main sanctuary.
8. Assisted living facilities - One-half space per apartment unit plus one for each three employees.
9. Hospitals - One space for each three beds plus one for each three employees.
10. Funeral homes and mortuaries - One space for each six seats in the main chapel.
11. Nursing homes - One space for each three beds.
12. Bed and breakfast operations - Two spaces per dwelling unit plus one space per guest room.
13. Hotels and motels - One space per guest room.
14. Bus stations - One space per four hundred square feet of floor area with a minimum of three spaces.
15. Offices, banks, medical-dental clinics, and government offices - One space per three hundred square feet of gross floor area.
16.
  - a. Restaurants - One space per each three seats of seating capacity.
  - b. Bars and nightclubs - One space per each two persons designed capacity.
17. Drive-in restaurants - One space per fifty square feet of floor area.
18. Beauty shops and barber shops - Two spaces for each chair.
19. Retail sales/service
  - a. High volume retail sales (consists of supermarkets, clothing and department stores, shopping

complexes, hardware, building supplies, and similar uses) - One space per each two hundred square feet sales area.

b. Low volume retail sales (consists of furniture/appliance sales, repair shops, nurseries, greenhouses and similar uses) - One space per each two hundred fifty square feet sales area (includes employee parking).

20. Vehicles sales (such as automobile dealerships, used car sales, recreational vehicle sales, etc.) - An area equal to ten percent of the total display area.

21. Car care establishments such as garages, oil and lube stops, tire sales and mounting - Five spaces per 1,000 feet of gross floor area.

22. Wholesale businesses - 1.1 spaces per employee.

23. Warehousing - One space per employee.

24. Industrial/manufacturing - 1.1 spaces per employee.

25. Conditional use - To be determined in conjunction with the conditional use review procedure.

26. For all uses not specified above, each premise shall provide adequate space to accommodate the anticipated need for parking generated by the use, including at least one space per employee.

D. For all uses except single-family and two-family dwelling units, sufficient off-street space shall be provided to allow an automobile to enter, maneuver and exit without backing onto any public right-of-way, other than an alley.

#### E. Joint parking facilities

1. Off-street parking may be supplied by other off-street parking facilities for other uses if those other uses are not operated during the same hours, subject to the conditions of these specifications.

2. Off-street parking designated for joint use shall not be more than two hundred feet from the property or use it is intended to serve, except that employee parking may be farther if it is actually used by the employees.

3. Sufficient evidence shall be presented to demonstrate that there will be no substantial conflict in a joint parking arrangement.

4. Shared parking lots are allowed so long as the aggregate spaces required are provided and a recorded covenant or plat restriction on forms approved by the City allows the City to enforce compliance.

F. When an area provides parking spaces for more than fifteen cars, at least five percent of the total area of the parking lot shall be landscaped in accordance with City specifications. A plan shall be submitted at the time of building permit application and shall be subject to City approval.



G. When six or more spaces are required, the parking and maneuvering areas shall be paved in accordance with City specifications.

H. Required off-street parking shall be contiguous to the use except as provided in Subsection (E), and except for residential users in the B-1 District which may utilize parking spaces owned or leased by the owner of the residential use if located within 450 feet of the residential use, or when a recorded covenant or plat restriction on forms approved by the City allows the City to enforce maintenance of the parking.

I. Parking areas and required landscaping shall be designed pursuant to City Design Standards and Specifications.

J. In the "B-1" District, or premises contiguous to the "B-1" District or directly across a street or alley from the "B-1" District, payment may be made to the City in lieu of providing required off-street parking spaces in the amount of \$2,700 per space. Such amount shall be kept and utilized by the City to provide public parking in said district.

K. Off-street parking is not required for uses conducted within the "B-1" District except for residential and other specified uses which shall provide off-street parking at all locations. (Ord. 4, \$1, 1999; Ord. 31, \$2, 2000; Ord. 33, \$1, 2002; Ord. 9, \$18, 2004; Ord. 7, \$14, 2005)